

**CITY OF REDMOND
DESIGN REVIEW BOARD
March 17, 2016**

NOTE: These minutes are not a full transcription of the meeting. Tapes are available for public review in the Redmond Planning Department.

BOARD MEMBERS PRESENT: Co-Chairman Joseph Palmquist, Craig Krueger, Henry Liu, Kevin Sutton and Scott Waggoner.

EXCUSED ABSENCES: Renard Mun and Chairman David Scott Meade

STAFF PRESENT: Sarah Vanags, Senior Planner

RECORDING SECRETARY: Susan Trapp *with* Lady of Letters, Inc.

The Design Review Board is appointed by the City Council to make decisions on design issues regarding site planning, building elevations, landscaping, lighting and signage. Decisions are based on the design criteria set forth in the Redmond Development Guide.

CALL TO ORDER

The Design Review Board meeting was called to order by Co-Chairman Palmquist at 7:04 p.m.

MINUTES

Moved by Mr. Waggoner, seconded by Mr. Krueger to approve the February 4, 2016 meeting minutes. Motion carried 2-0 with 3 abstentions.

Moved by Mr. Krueger, seconded by Mr. Sutton to approve the February 18, 2016 meeting minutes. Motion carried 5-0.

PRE-APPLICATION

LAND-2016-00271, Hopelink

Description: New construction of a 2-story building including a Food Bank Grocery and Storage, Client Service Center and Administration Offices. Proposed are 74 parking stalls

Location: 15511 NE 90th Street

Contact: Poppi Handy *with* Third Place Design Co-Op

Staff Contact: Sarah Vanags, 425-556-2426, svanags@redmond.gov.

Ms. Vanags stated that this is an integrated service center which will consist of a food bank/grocery store, storage and administrative offices. It will be approximately 30,000 ft. two story commercial building on the corner of 90th and 154th. Sixteen of the proposed parking stalls will be in the high intensity use of the outer buffer of the Sammamish River. Some of the additional uses for this building will be financial assistance, classes and employment services. Also, the building will have external uses including a garden, a greenhouse and some open plaza space. Staff recommends that the building color palate needs more study.

Ms. Meghan Altimore, Vice President of Community Services and Facilities for Hopelink, thanked the Design Review Board for their time in reviewing the new project. Hopelink looks forward to the continued partnership with the City of Redmond.

Ms. Suzanne Davis, with Third Place Design Cooperative, gave an overview of the project. This is a services center project and is located in a manufacturing area. This building will serve 4,500 Redmond residents each year. The location is off of NE 90th Street and 154th Ave NE. There is a bus stop located

across the street from the site and there are other transit accesses for clients and employees. Currently, there are two single story buildings on the site. She showed some images of other building interiors that the design team used for inspiration. The lobby space will be open, airy and inviting where the public would feel welcome. Their flagship building will house the food bank/grocery store, storage and the administrative offices. The idea with the greenhouse and garden is to grow food for the store and to engage the clients in some farm to table experiences. The core mission for Hopelink and the design team is food, nutrition and well-being.

The site is bound by 90th Street and 154th Ave NE and the King County Trail which connects with the West Sammamish River Trail. The primary public entrance will be off of the plaza area. There is also an entrance on the west face of the building. Hopelink has a small box van that delivers food so there is a loading zone on south side of the site to handle this vehicle. There are many edible plants used in the landscape plans along with native species.

Ms. Davis highlighted some of the features that will be incorporated into the new building including the double high lobby space that will be warm and welcoming to the clients. On the east side elevation will be more emergency services and administration offices. On the south side is where the food bank/grocery store and storage are located, which is designed with privacy in mind to make the clients comfortable in using this feature. The second floor will house the computer lab, education classrooms, meeting spaces and more administrative offices. The roof has a 5' ft. parapet wall which will screen the mechanicals on the roof.

As far as the colors; the team is looking at sandy with accents in dark grey. Solar panels are planned for the roof, but that may not be feasible. The project will be a LEED Silver building which means sustainability is an important part of the design. The north side of the building is more transparent with lots of glazing where offices and client services are housed. The west elevation has a clearly marked opening with the grocery store as the grounding space. The south side features screening for the trash enclosure and the delivery access.

COMMENTS FROM THE BOARD MEMBERS:

Mr. Krueger:

- Likes the change of materials and the light and airy look of the corner. He would like to see more modulation on the street façade.
- Would like to see more renderings of the east and the west entry points.

Mr. Liu:

- Asked about the departure being requested from the setback, on which side would it be? Ms. Pyle (not signed in) gave some background information on the departure. This project has come in as an essential public facility which allows departures from the zoning code. This is under review as a full design, but if the design proceeds, it will be with the understanding that the building does not have to meet the setbacks outright.
- Asked if that is the case? Ms. Handy, with Third Place Design Cooperative, stated that is the case with essential public facilities. However, the project is requesting a reduction on the setback on the west side from 20' to 15' ft.
- On the site plan, there are two one story buildings, one is visible from the northwest corner and the other is almost invisible due to the bridge. This project will replace two buildings with one building and the parking lot. Mr. Liu would like to see the building use more of the beauty of the area. He wanted to know what the thought process was in determining how to place the building on the lot. Ms. Handy stated that Hopelink requires 74 parking stalls based on their needs. The building was pushed to the corner because most of the clients will drive and there needed to be an entrance at that spot; however, there is also an entrance at the front of the building. On this site, underground parking is not an option due to the floodplain. The only way to get the required parking was to make the building two stories.

- Feels that for this large of a building, breaking up the massing into different colors reduces the scale. He really liked the inspirational pictures, but feels they did not carry over to the building design renderings. He would like to see some kind of playful design in the building. The common area could be expressed more on the outside of the building to draw people inside. He suggested looking at the New Castle Library as an example for integrating the bus stop into the site.

Ms. Handy also explained that there is a volunteer break room in the building as well as a space for the employees to rest and interact with each other in a comfortable space.

Mr. Krueger:

- Thanked the professionals that came to show the building plans. He liked the way the edible plants are worked into the landscaping plan with the seasonal color changes that will occur.
- Feels more of the natural materials used in the interior could be brought to the outside to lessen the warehouse look of the building.
- Suggested to try and mix up the metal cladding with something other than panels like half walls of another material.
- Proposed the idea of focusing more on the entrance to welcome people to come in and see what Hopelink has to offer the citizens of Redmond.

Mr. Sutton:

- Agrees with the comments other board members have made. Hopelink is bringing an essential function to the community, but feels like the building needs to celebrate that more. He would like to flip the whole thing putting the grocery store upfront, but understands the need for privacy.
- Noted that driving in the parking lot, the first thing people see is the loading dock, but if it was flipped, the loading dock would be on the parking lot side of the building.
- Asked if there are plans for a roof garden. Ms. Handy stated that there would not be enough room for a roof garden if solar panels are installed, which are currently under consideration for the roof.
- Likes the way the forms of the building are coming together, but is concerned that it is on the edge of becoming dated; that could be the color aspect.

Mr. Palmquist:

- Really likes this project and the way it is laid out. Having the grocery store in the back for the privacy aspect is good.
- Is not fond of the loading dock's position, but does not see any other solution. Ms. Hardy stated that Hopelink only has one delivery per day. There were other locations considered, but it was more important to separate the pedestrians from the loading dock.
- Thought the trails proposed for the connection to the King County trail is a great idea.
- Felt that the massing proposed looks good and encouraged more exploration of that.
- Feels the roof element on the north portion could be thicker to create more of a cap.
- Likes the yellow and grey color scheme, but would like to see more yellow and less sandy color.
- Would like to try changing just the window color on each building to change it up a bit more.
- Feels, in general, there have been some really great decisions made with this building.

Mr. Krueger:

- Looking at the northwest corner, he wonders if there is a way of coming up on either side of those windows and linking up on top.

Mr. Waggoner:

- Would like to have more natural materials integrated in the entry point so it will feel warmer.

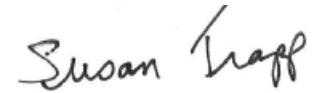
Audience member, Gayle Elam:

- Loves this project and suggested the Redmond Library could also be used to find inspiration concerning incorporating materials.

ADJOURNMENT

IT WAS MOVED BY MR. KRUEGER AND SECONDED BY MR. SUTTON TO ADJOURN THE MEETING AT 8:07 P.M. MOTION APPROVED (5-0).

**April 21, 2016
MINUTES APPROVED ON**

A handwritten signature in black ink that reads "Susan Trapp". The signature is written in a cursive, flowing style.

RECORDING SECRETARY